

COUNCIL OF THE CITY OF SEAT PLEASANT, MARYLAND

RESOLUTION NO. R-14-11

Introduced By	City Council
Date Introduced	March 31, 2014
Date Adopted	March 31, 2014
Date Effective	March 31, 2014

A RESOLUTION concerning

Acquisition of Real Property – 5718 Martin Luther King, Jr. Highway

FOR the purpose of ratifying, confirming, and approving The City of Seat Pleasant's (the "City") purchase of the real property located at 5718 Martin Luther King, Jr. Highway owned by Jean Marie Gaskins and Crusaders World Revival Church (the "Property"); ratifying, confirming, and approving the March 6, 2014 Contract of Sale for the purchase thereof in the amount of \$430,000; ratifying, confirming, and approving the leases for the Property to the existing tenants; and authorizing the City Administrator to do all things necessary and incidental to consummating the City's purchase of the Property and the City's lease thereof to the existing tenants.

WHEREAS, on May 22, 2013, The City of Seat Pleasant (the "City") entered into a Contract of Sale with Crusaders World Revival Church, Jean Marie Gaskins, and Shirley Temple Jackson (the "Sellers") to purchase the Property for \$415,000, said purchase having been ratified, confirmed, and approved by the Council of the City of Seat Pleasant (the "City Council") on February 4, 2013; and

WHEREAS, pursuant to the May 22, 2013 Contract of Sale, the City agreed to lease a portion of the Property to Crusaders World Revival Church and another portion of the Property Ernest A. Caldwell following the City's purchase of the Property; and

WHEREAS, on September 4, 2013, the City Council again ratified, confirmed, and approved the City's purchase of the Property from the Sellers; and

WHEREAS, on October 1, 2013, the City terminated the May 22, 2013 Contract of Sale due to the sellers' inability to provide fee simple marketable title to the Property free of any financial encumbrances; and

WHEREAS, on March 6, 2014, the City entered into a Contract of Sale with the Sellers to purchase the Property for \$430,000, the title issues causing the City to terminate the May 22, 2013 Contract of Sale having been resolved to the City's satisfaction; and

WHEREAS, pursuant to the March 6, 2014 Contract of Sale, the City agreed to lease a portion of the Property to Crusaders World Revival Church and another portion of the Property to Mr. Caldwell following the City's purchase of the Property; and

WHEREAS, settlement of the City's purchase of the Property is currently scheduled for April 9, 2014; and

WHEREAS, the City Council is desirous of ratifying, confirming, and approving its prior decisions on February 4, 2013 and September 4, 2013 to purchase the Property from the Sellers, ratifying, confirming, and approving the March 6, 2014 Contract of Sale for the purchase thereof in the amount of \$430,000; ratifying, confirming, and approving the leases for the Property to the existing tenants; and authorizing the City Administrator to do all things necessary and incidental to consummating the City's purchase of the Property and the City's lease thereof to the existing tenants.

SECTION I. NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Seat Pleasant that the March 6, 2014 Contract of Sale by and between the City and the Sellers pursuant to which the City has agreed to purchase and the Sellers have agreed to sell the Property for \$430,000 be and the same is hereby ratified, confirmed, and approved.

SECTION II. AND BE IT FURTHER RESOLVED that leases in substantially the form attached hereto, pursuant to which the City shall agree to lease a portion of the Property to World Crusaders Revival Church and a portion of the Property to Mr. Caldwell, be and the same are hereby ratified, confirmed, and approved.

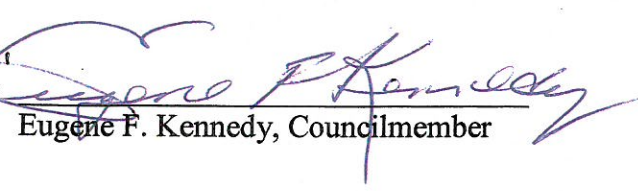
SECTION III. AND BE IT FURTHER RESOLVED that the City Administrator be and is hereby authorized to do all things necessary and incidental to consummating the City's purchase of the Property, including the expenditure of City funds for such purpose and the transfer of City funds between major appropriations, if necessary, provided that the City Administrator shall fully document and itemize the expenditure of such funds and any transfer of such funds between major appropriations, so that the FY 2013-2014 Budget may be amended after settlement if necessary.

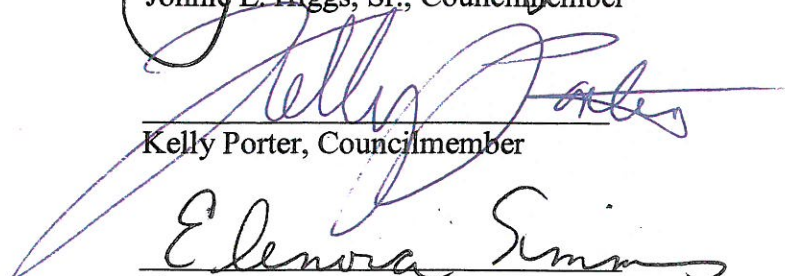
SECTION IV. AND BE IT FURTHER RESOLVED that the lease agreements between the City and Crusaders World Revival Church and between the City and Mr. Caldwell in substantially the form attached hereto be and the same are hereby ratified, confirmed, and approved, and the City Administrator be and is hereby authorized to do all things necessary and incidental to consummating the same on behalf of the City.

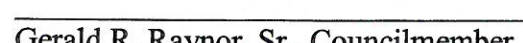
SECTION V. AND BE IT FURTHER RESOLVED that this Resolution, enacted this 31st day of March, 2014, shall take effect immediately upon adoption.

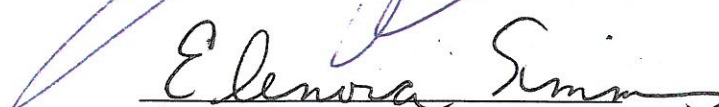
COUNCIL OF THE CITY OF SEAT PLEASANT

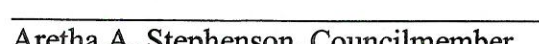

Johnie L. Higgs, Sr., Councilmember

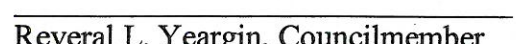

Eugene F. Kennedy, Councilmember


Kelly Porter, Councilmember



Gerald R. Raynor, Sr., Councilmember


Elenora Simms, Councilmember


Aretha A. Stephenson, Councilmember


Reveral L. Yeargin, Councilmember

ATTEST:


Dashaun N. Lanham, City Clerk

